

The third source of recommendations for the plan, is the body of documented results from the three community check-in events held in 1997 and 1998. Approximately 1000 people attended these three events, in total. Over 400 people attended the final May 30th, 1998 check-in at Jefferson Park Community Center. At these events a multitude of formal and informal information gathering areas were created. Planning committee members and consultants staffed these areas, and volunteers counted, collated, and summarized the results of the events. At the May 30th check-in there were three key areas for community review, deliberation, and voting. These were the Design Plan, Key Short-term recommendations, and Financing Recommendations. Policy Recommendations for the park, which guided our later work, were voted on at the first check-in in Phase II, in March of 1997.

The fourth source of recommendations in the plan is from the activities and formal deliberations of the 40 member Jefferson Park Planning Committee. The final source of recommendations is the December 5th validation event.

Jefferson Park Planning Committee

The Jefferson Park Planning Committee began meeting in September of 1997 when the North Beacon Hill Planning Association was reconvened to do Phase II planning. Phase I planning was completed in May of 1997. In Phase I, the key recommendations for planning from the North Beacon Hill Action Plan were reaffirmed, the community was reactivated after our two year planning break on Beacon Hill, and stakeholders were successfully invited to join community residents for the next phase of work.

Stakeholders within the Jefferson Park Plan area, are identified as follows:

- Veteran's Administration Medical Center;
- Asa Mercer Middle School;
- Jefferson Park Community Center Advisory Board;
- Municipal Golf of Seattle;
- Jefferson Park Men's Golf Club;
- Jefferson Park Women's Golf Club;
- Jefferson Park Lawn Bowling Club;
- Seattle Public Utilities, Water Division;
- Seattle Park Department, Jefferson Park Community Center, South Division Headquarters, Horticultural Facility, and Golf Maintenance sections.
- Seattle Fire Department, Fire Station #13

Stakeholders outside the plan area for the Jefferson Park Plan included in our general planning outreach include local businesses, service organizations, environmental organizations, University of Washington, Departments of Urban Planning and Design and Landscape Architecture; Friends of Olmsted Parks; SHARE/Wheel Homeless Advocacy organizations; and Sea-Tac (Seattle-Tacoma International Airport).

The officers of the Jefferson Park Planning Committee are:

Chair, Frederica Merrell, Co-Chair of the North Beacon Hill Planning Association, member and former President of the North Beacon Hill Community Council, and resident;

Recorder and Parliamentarian, Wilma Ziegler, member of the Jefferson Park Community Advisory Board, the North Beacon Hill Community Council, artist resident, and founding member of the Beacon Hill Culture Club (arts council);

Historian. Mira Latoszek, member of the North Beacon Hill Community Council and resident;

Outreach Coordinator, Albert Kaufman, Boardmember of the North Beacon Hill Community Council and resident.

These officers and the officers of the Urban Village Planning Committee, form the Executive Committee of the North Beacon Hill Planning Association.

Building the Jefferson Park Concept Plan

In the course of the twelve months that the Jefferson Park Planning Committee has met, a number of planning tasks have been accomplished. We began by creating a vision or goal statement and subsequently a problem statement for the park. We delved into our research tasks, read former and current related planning documents, and implemented the user surveys of the park. We invited speakers and stakeholders to make presentations to the committee on issues and interests. We summarized and shared our research with one another. We developed and initiated an outreach effort and created our formal rules of decision making and committee involvement. Finally, in this first phase of our work, we created policy proposals aimed at addressing areas of the problem statement.

Our policy proposals, problem statement, historical research, and other work to date went to the community at the March 1997 check-in event. We documented the results and archived the displays of the March event. We shared our high points from the event, and folded what we had learned into the next phase of work.

In April, our consultant, Murase and Assoc., came on board with the primary task of working with the committee to create design alternatives for the park. As the design plan alternatives were developed, the committee also prioritized key short-term design recommendations for the park and brainstormed on financing recommendations for the implementation of our plan.

The results of this work were presented at the heavily attended May 30th check-in event at the Jefferson Park Community Center. Attendees of the event were invited to again review, deliberate, provide comments, and vote on the ideas and recommendations of the committee.

Again, the resulting ideas, voting and activities of the May 30th event were documented, counted, and summarized. Special meetings were held to deliberate on the Design Plan

vote. The committee took an additional two full meetings to formally deliberate, and vote on all the final recommendations of the committee for policy, design, key short-term recommendations, and financing mechanisms for the Jefferson Park Concept Plan.

Our final recommendations were validated at the December 5th community validation event.

Mission Statement, Core Values and Vision for Jefferson Park

The planning committee has created a mission statement that presents two core values that the committee holds with reference to planning for the park. The mission (or goal statement) was created by the committee and used to guide our planning work.

Mission Statement

“The Planning Committee will produce a Concept Plan for Jefferson Park that balances local neighborhood needs and interests with those of the City and region in accordance with the following core values:

- The unique demographics and diversity of the North Beacon Hill community;
- The protection, maintenance, and enhancement of the environmental qualities of the park;

Considerations of history, equity, economics, community priorities, stakeholder input, and other pertinent factors will be used to generate short-term proposals and long-term recommendations for parks uses consistent with these values.”

Vision

Because Jefferson Park is so large, an estimated 170 acres of land, the vision of the park include many pieces.

The committee recognizes and embraces the regional nature of the park. The committee envisions a Jefferson Park where the local uses are integrated into regional features as well as into specifically designed elements that typically serve only the local community.

The committee envisions a park that can be loved. This statement summarizes succinctly the sentiments of many residents that this park is not all it could be. It is not a park that can be loved, because its deficiencies so significantly outweigh its benefits. It is not a park that can be loved, because its potential has not been realized.

The committee envisions a park that provides improved services and opportunities for all users of the park, current and future. There is not one facility in this park that reaches its full potential for service, operation, maintenance, and contribution to the whole gestalt, impression, and impact of this large park. Many key services and use opportunities are missing altogether.

The committee envisions a park that is accessible and used by all members of our community and provides a place to build and celebrate our particularly diverse community on Beacon Hill.

The committee envisions a park that is an environmental enhancement to the neighborhood and the city and provides improved habitat for flora and fauna.

The committee envisions a park that is a sanctuary from urban life in a way that only the largest city parks can offer. A place where you can sometimes forget that you are in the City and where the surroundings speak of nature.

Problem Statements for Jefferson Park

The planning committee took two meetings to identify the problem areas in Jefferson Park. These problem statements were reviewed and voted on at the March 1997 community check-in event. The majority of voters at the event were in agreement with all problem statements posed by the committee.

✓ 2/1/98

#1 Status of the Park

- The park lacks recognition as a major urban park for the central-south end of the City;
- A Master Plan has not been developed for the park since 1903 (Olmsted Plan);
- It is not a facility that the **community** can love.

The Park Department does not consider Jefferson Park a major urban park. It is noticeably absent from the list of major urban parks in the Park\ Department COMPLAN. Yet, Jefferson Park is the sixth largest park in the City by acreage². The failure to recognize Jefferson Park as a major urban park resource is a disadvantage for the community living near the park and for regional users. It is unlikely that the City will equitably dedicate resources to restoration, maintenance, and Improvement of a major urban park which is not listed or discussed as such in the major City planning and budget documents.

In view of the fact that the Parks Department does not regard Jefferson Park as a major urban park, it is not surprising that a Master Plan has not been created for this park since 1903. The absence of a Master Plan for the park may be one of the major reasons why

² Jefferson Park has approximately 170 acres of land, including the reservoirs, but excluding the Veteran's Administration Medical Center, and Asa Mercer Middle School. The parks which are largest in size in the City are, in order of magnitude Discovery (490 acres), Greenlake (376 acres), Seward (218 acres), Woodland Park Central (1 XX acres), Magnuson (177 acres), Jefferson (170 acres), Arboretum (162 acres), Carkeek (161 acres), Alki Beach (156 acres), Lincoln Annex (130 acres), Lincoln Park (123 acres), Golden Gardens (68 acres), Ravenna park (50 acres), Volunteer (47 acres), Gas Works (21 acres), Arboretum DOT Addition (15 acres), Magnolia Tidelands (11 acres). All of these parks, with the exception of Jefferson Park, are included on the city list of major urban parks.

this park has not received the attention and resources that other City parks have succeeded in attracting.

Jefferson Park is not a facility that the community can love. This simple statement of sentiment reflects the sense of loss that Beacon Hill residents feel for this park. The community cannot love a park that does not function or look like a park.

#2 Communication/Coordination/Involvement

- There is no organized advocacy group for the park;
- There is a lack of coordination among entities – Parks Dept., MGS, Water Division, VA;
- There is a lack of information on parks issues and a lack of community involvement in parks issues;
- There is a lack of awareness that the opportunity to plan exists.

Jefferson Park has suffered for the absence of an organized advocacy group. Changes wrought on the park could have been less devastating if such a group had been present. An advocacy group could also encourage and promote better communications among users, operators, the Parks Department and the community. Communication problems have reduced the opportunities to make improvements to the park.

There are a number of examples of large **CIP** projects that have been implemented without notification to the local community. Better communications with the surrounding community would have likely provided benefits for local users of the park through inexpensive enhancements or modifications to projects. The Parks Department has not been a strong advocate for community involvement in planning and implementation of projects in the park.

#3 General Use Issues

- There has been a loss of pre-existing historical uses in Jefferson Park:
- A large percentage of the total acreage of the park is dedicated to a single use – golf;
- There is a resource conflict between regional uses and local parks needs.

The historical research of the committee has unearthed a great deal of information on previous uses of the park that no longer exist. The most significant loss has been the elimination of the Japanese community picnic grounds. For many years prior to WWII the Japanese community used the open picnic grounds and surrounding wooded areas for the largest annual gathering of their community. Changes were made to the park after 1941, which permanently eliminated the available open space and wooded areas from the park. Fencing was added and relocated in some cases (around the reservoirs) to eliminate access to and around the park. The current configuration of golf facilities was created at that same time.

When these changes were made, a significant shift occurred in the distribution of uses in the park. Jefferson Park effectively offers fewer forms of recreation in the current configuration than in any previous historical arrangement of the facilities. Over 80% of the park acreage is dedicated to golf and golf maintenance. The efficient lawn bowling club is housed on about one acre of land. The two remaining tennis courts (there used to be four) take up less than an acre. There is an asphalt area behind the community center that is used for basketball, though it is not regulation size. There is an non-maintained ball field near Asa Mercer Middle School that is used in the summer for Samoan cricket. There is no soccer nor ball field, nor unstructured level open space remaining in the park. There are no wooded areas or picnic facilities accessible to the public. The significantly wooded areas that remain are located on the golf courses.

According to our user surveys, the great majority of golfers who use the park come from outside Beacon Hill. An estimated 22% of the users are not City of Seattle residents. Many of these users come from Mercer Island. In contrast, the great majority of users of the community center, tennis courts, basketball court and children's play areas are from Beacon Hill. These four facilities are crowded onto approximately two acres of land located between the reservoir fences, the driving range fences, and the busy intersection of Beacon Ave. and Spokane Street.

There are two major identified resource conflicts between regional users and local users. The first is the need for and shortage of land in the park for improvements and new facilities. The second closely related problem is parking for the various users of the park.

#4 Access and Views

- A large percentage of the park is fenced and inaccessible:
- There is a lack of pedestrian access and ability to traverse the park – east/west;
- There is a lack of access to spectacular views of the Olympic Mts.;
- Views of the Olympics Mts. From Beacon Hill are blocked by high fencing around the driving range

Access

Committee volunteers measured the total fencing in Jefferson and have estimated that there are more than five miles of fencing in this park. The majority of this fencing includes a barb wire barrier. Fencing is placed at distances and locations that do not allow perimeter access around the park nor east-west access through the park. Fencing in Jefferson Park is one of the most negative features that committee members have commented on while developing the problem statements.

Fences that block access include:

- North reservoir fencing, which blocks access along Spokane street and reduces usable open space opportunities along the 15th Ave. side and behind the community center and tennis courts;

Maintenance of the few areas accessible to public, including perimeters, is generally poor. In the summer, weekend users of the golf facilities leave behind a line trash on the west side of Beacon Ave., the length of the park. Weeds and grass form often-impassable mounds around the perimeter of the 18-hole. Tree maintenance and weed eradication around visible perimeters is very poor. Blackberries, scotchbroom, and other invasive flourish.

Graffiti problems have been unattended by both parks staff and Municipal Golf of Seattle (MGS) in spite of efforts on the part of City nuisance personnel to insist that these large displays be painted over or that the offending surfaces be removed. Large garbage containers installed by MGS at the City's request to house golf carts, have provided a large, highly visible surface for graffiti artists. **Miscommunications** and poorly drafted contracts, between parks staff and MGS, have contributed to maintenance problems. Neither party seems to be willing to **take** responsibility for dealing with maintenance problems. ✓

The crew facility maintenance area and the Cheasty Yard are dilapidated and unattractive. The crew facility area is located at the convergence point of the existing north south trail and roads running through the center of the park. The trail is used primarily by **middle-school** children and other residents to access the community center and to move through the park. The roads are used primarily by park staff, MGS, and lawn bowling club members. The Cheasty Yard is located behind the **18-hole** in the greenbelt bordering the park.

The park facilities in Jefferson Park are deficient in greenery, trees, and landscaping, especially those which serve the local community. Weedy perimeter areas, which are unmaintained, provide stark contrast to the manicured greens of the courses inside the fences. Native vegetation and areas suitable for native bird habitat are almost **non-existent** in the park. Water department properties on the west are comprised of stark fence and grass vistas, broken by lines of trees. The City horticultural facility located in Jefferson Park, produces the flowers and plantings used in all City of Seattle parks. The only areas in Jefferson Park which regularly receives flower plantings are the beds in front of the horticultural facility, which are restricted to the public, and a small planter area in front of the community center. The water quality office also maintains a small flower bed at the entrance.

In addition to the problems of access that are posed by the plethora of fencing in Jefferson Park, the fencing also presents an aesthetic problem unparalleled in any other City park in Seattle. A significant portion of the fencing is in disrepair and presents an ugly and **unwelcoming** exterior to residents in the surrounding community. **Barbwire** fences around the 18-hole are regularly in need of repair. The fencing is particularly horrible in the northwest corner of the park, an area with the most usable space and which potentially provides the nicest views and use opportunities for the local community.

- South reservoir fences, which eliminate a 100 ft. border of usable open space on all three-sides (East, South, and West);
- Driving range fences on Beacon Ave., south of the community center, and near the pedestrian path which runs south from the community center;
- Horticultural facility enclosure fencing which blocks east west accesses through the park unnecessarily. The parking lot does not need to be enclosed.
- Fencing on the south and west side of the nine-hole reduces pedestrian trail access near Asa Mercer Middle School and the Veteran's administration medical center.
- Fencing around the 18-hole reduces pedestrian trail access around the park. The fencing is located in the engineering right-of-way, less than 10 feet from Beacon Ave., Spokane street, 24th Street, and Cheasty boulevard.
- New fencing around the crew maintenance facility, installed in August of 1998, reduces access to view areas and the only publicly accessible grove of mature trees remaining in the park. In recent negotiations with community members who are opposed to creating another fenced enclosure in the park, city staff have agree not to install barbwire fencing at this site. The creation of the new compound complicates plans for moving water department fences, which form the northern boundary of the maintenance area fence.
- High fencing along the west side of the unmaintained ball field north of Asa Mercer restricts access, blocks views. and provides an unattractive frontage on the small street that borders the school. This fencing blocks pedestrian access between the horticultural facility and the field.

Views

At the highest point, Jefferson Park hosts an elevation of 340 feet. Views of the Olympic Mountains, Seattle downtown, and Puget Sound are spectacular, if you can find a place to see them. None of the local park facilities in Jefferson Park are designed to take advantage of the view. There are few locations that residents can access where they can enjoy the view. There are no benches, green areas, or activities organized in the park to provide access to views. The driving range is located on one of the highest points in the park. The fencing around the driving range blocks views from Beacon Ave. and restricts community use of view areas.

#5 Aesthetics

- Maintenance and litter control is poor throughout the park, including the perimeters of the golf courses;
- The Parks Dept. operations areas on Cheasty and crew maintenance areas are ugly and poorly utilized;
- There is an absence of trees, green, landscaping, and color;
- There is too much ugly fencing including barbed wire;
- There is a lack of cohesive design in the park.

The water reservoir fences, three total rings of fencing around an estimated 10 acre (one ring) and 15 acre plot (two rings), are the primary points of interest in the areas of best views. The bird wires, with their high posts and low surrounding ground barrier sit inside the access barrier fencing which surrounds the large north reservoir. This double-fence barrier has a strong resemblance to fencing used around penitentiaries. No effort to incorporate art into the fencing has broken the gloomy appearance, in spite of community recommendations to the contrary. The water department erected the bird wire fencing four years ago. At that time, it was suggested that colorful banners might break the monotony but this low-cost idea was not incorporated into the installation.

There is no cohesive park design in Jefferson Park. The location, design, and relationship between facilities are uncoordinated. The greatest degree of coordination takes place around the placement of fencing. Shared borders between facilities are fenced in such a way as to block access between the facilities. The net effect of the fencing scheme in Jefferson Park is to eliminate access to the park through the formation of a series of compounds. Public access to these compounds is restricted, or forbidden, or fee based depending on the nature of each compound (water department land, horticultural facility, and golf courses, driving range, maintenance yards).

Open space is confined to the perimeters of these compounds and there is generally no design or park enhancement in these areas. The fifty-year-old Community Center, the tennis courts, and the play lot are contained in a wide perimeter zone along Beacon Ave.

The final aesthetic problem that must be mentioned regarding this park is airplane and traffic noise. Beacon Hill lies directly under the flight path to Sea-Tac. Airplane noise levels at Jefferson Park are commonly deafening. Airplane noise is regarded as a serious problem by Beacon Hill residents as evidenced by votes of support at community check-ins for taking measures to reduce noise and noise impacts.

#6 Finance

- There is lack of funding for parks maintenance and improvements;
- Jefferson Park predominantly houses revenue-generating facilities as opposed to open access parks facilities and services.

There has been little funding put towards improvements to benefit local park users in Jefferson Park. The fifty-year-old community center has never been expanded and is currently not ADA accessible. The playground equipment is also not to code. Compared to other major urban parks in the city, Jefferson Park receives an inequitably small share of regular maintenance attention.

The facilities that receive the greatest deal of maintenance are the revenue generating 18-hole golf course and secondly, the 9-hole golf course. Because these facilities are revenue based, maintenance and improvements are funded.

Other major urban parks in Seattle contain large areas of open space and non-revenue generating facilities which are maintained and improved. The committee questions the level of investment the City is willing to make in maintaining and operating unstructured open space facilities and other non-revenue generating facilities in Jefferson Park.

#7 Lacking Facilities, Uses, and Amenities

There are a number of facilities that have been recommended for Jefferson Park but have not been constructed. The Parks Department COMPLAN recommends that a new pool be constructed either on Beacon Hill or at a Rainier Valley" location. The addition of a gym at the Jefferson Park Community Center has been recommended for some time. The gym and pool are both recommended improvements from the 1994 North Beacon Hill Action Plan.

In addition, Beacon Hill lacks usable open space. Both the City comprehensive plan and the 1993 Action Plan call for more usable open space on Beacon Hill.

During this planning period, committee and community members have also recorded a lack of:

- Unstructured multi-use open space;
- Wildlife habitat;
- Greenery and trees :
- Ball fields;
- Regulation basketball court;
- Track:
- Frisbee field:
- Outdoor public restrooms;
- Picnic area;
- Benches;
- Performance venue:
- Community mulch and leaf compost area;
- Walking trails;
- Water feature/noise mitigation feature

#8 Service Deficiencies in Existing Facilities

The City Parks COMPLAN and the 1994 North Beacon Hill Action Plan both recommend that improvements be made to the Jefferson Park Community Center and the children's playground. The planning committee has listed the following deficiencies for these facilities.

Children's playground

- The playground is located too close to busy and noisy traffic along Beacon Ave.:

- The playground is boring and minimalist;
- The equipment is no longer in compliance with safety codes.

Community Center

- The center is too small to accommodate the needs of families, and particularly children on the hill;
- The second floor of the center is not ADA accessible;
- Not enough classes can be offered at this center given the lack of space;
- Programming which is dependent on access to a gym cannot be accommodated;
- There is no lighting for the outdoor court;
- There is little opportunity to provide educational programs with no computers or public internet/network access.

Other Facility Issues noted

- Median: Vending of live animals
- Lawn Bowling Club
The user group lacks diversity
The current management option may not be supportable in the long term

#9 Structural Problems

- The planning committee has noted the following structural problems.
- Slide damage behind the 18-hole;
- Drainage problem at 24th street and Spokane.

#10 Safety Issues

The committee has noted the following safety issues:

- Inadequate lighting in the park;
- Not enough signage – facilities are not recognizable;
- Golf balls going outside course;
- Speeding drivers along Beacon Ave.;
- Car prowls;
- Vandalism;
- Graffiti.

Policy Recommendations for Jefferson Park

In response to our research and problem statements for the park, the planning committee developed the following policy recommendations. These policy recommendations were presented to the community at the March 1998 check-in event, reviewed, and approved by a vote of the attendees.

The definition of policy which was used by the committee in the development of these recommendations includes three aspects and is taken from Webster's New Collegiate Dictionary:

- 1.a: prudence or wisdom in the management of affairs;
- 2.a: a definite course or method of action selected from among alternatives and in light of given conditions to guide and determine present and future decisions.
- 2.b: a high-level overall plan embracing the general goals and acceptable procedures especially of a government body.

The policies we propose include ideas for wisdom in the management of park affairs, definite courses or methods of action, which will determine present and future decisions, as well as general goals and procedures.

Official Goals and Policies Submittal for the Seattle Comprehensive Plan



The City of Seattle has special requirements for phrasing of policy language to be included in the Comprehensive Plan. The following goals and policies are our redrafted submission of community approved policy statements, as required by the City.

Goal: Improve and promote the Development and Planning of Jefferson Park as a major regional park in South Seattle.

- 1. Promote the completion of comprehensive and coordinated planning and neighborhood involvement prior to park development and implementation of parks projects
- 2. Recognize and promote Jefferson Park as a major urban park for the Central South end of the city.
- 3. Establish a mechanism for ensuring and supporting Master Planning for all regional City parks
- 4. Encourage and establish development scenarios that promote the viability of the park and restore natural qualities to the park.
- 5. Provide for greater usage of the park by local residents.
- 6. Recognize and promote the re-establishment of pre-existing historical uses of the park.

Goal: Improve Communications among interested users, public agencies, and the community surrounding Jefferson Park.

1. Establish a citizen group to advocate for planned improvements to the park; review and coordinate plans for park development; promote awareness of parks issue; and participate in stewardship activities in the park. Establish this body as a park council, comprised of local residents and users of the park. Empower the Jefferson Park council with a charge of ensuring that development of the park is planned and coordinated and that the local community is actively invited to participate in decision-making processes relative to the park.

Goal: Diversify, Improve and Expand parks uses in Jefferson Park.

1. Establish and promote a broader selection of uses for the park including a wider selection of passive and active parks pastimes. Promote an equitable distribution of City resources to support the wider selection of passive and active park pastimes.
2. Prioritize the interests and needs of local residents in an effort to arrive at a more equitable distribution of parks resources between local users and regional users.
3. Recognizing the benefits and burdens that regional facilities may offer and impose on neighborhoods which host regional parks, establish mechanisms to measure and promote an equitable distribution of regional facilities among neighborhoods that host regional parks.

Goal: Improve and Increase Access to Jefferson Park.

1. Integrate pedestrian access within the park itself as well as connecting park access to other trail and path programs in the neighborhood. Promote increased pedestrian accessibility through and to current and future areas of the park for local residents.
2. Explore and promote opportunities to increase usable open space in the park as a part of the development of the park.
3. Explore and implement mechanisms to minimize the use of fencing and other restrictions and allow greater access to the park.
4. Ensure and protect open access to scenic view areas in the park for all residents.

Goal: Improve and Restore the Aesthetics of Jefferson Park.

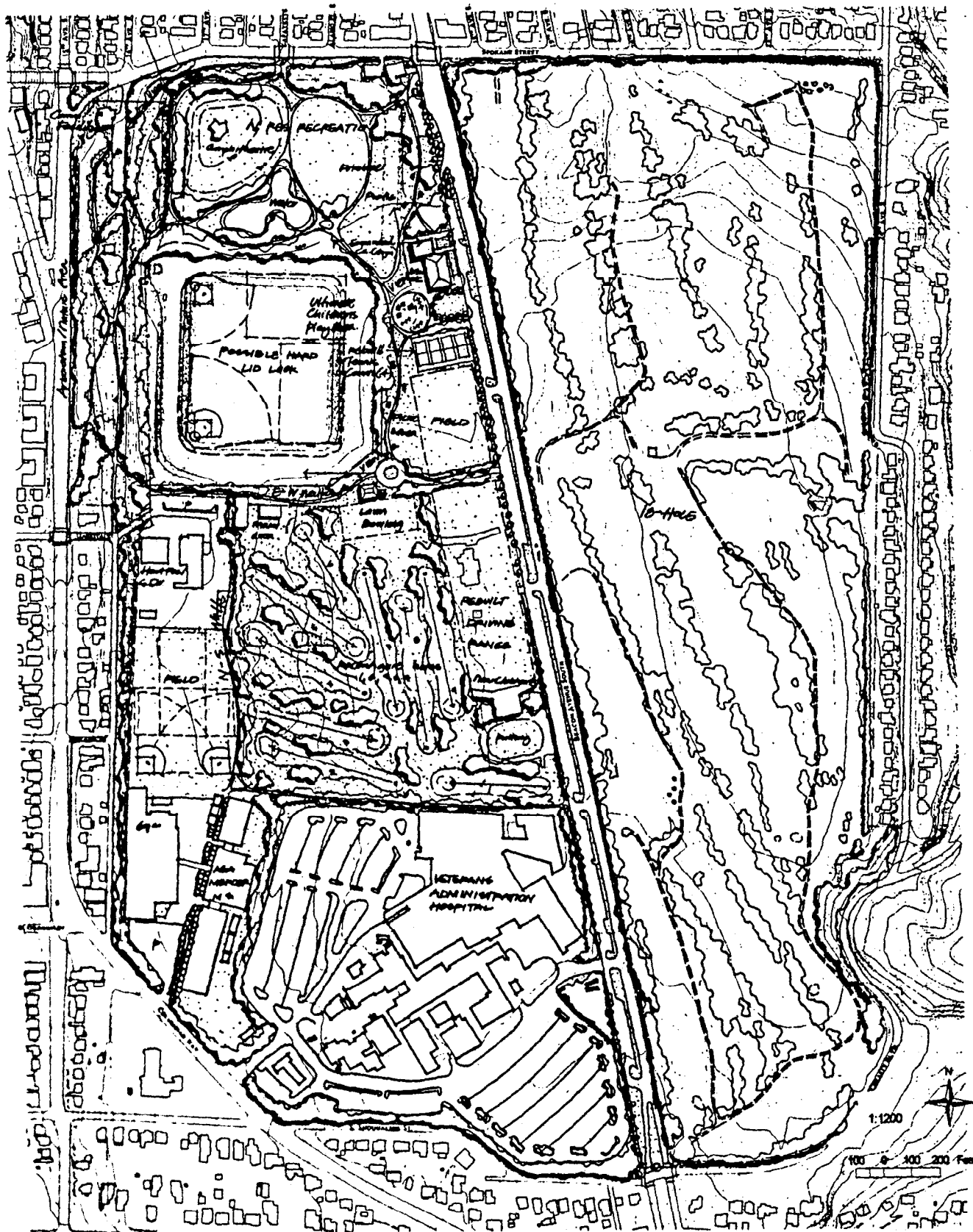
1. Maintenance: Establish criteria for ensuring that responsibility for park maintenance is comprehensive and clearly delegated. Establish a standard of service for maintenance throughout the park, including facility perimeters. Ensure that

responsible parties devote time and resources to maintenance on a regularly scheduled basis.

2. Cohesive Design: Promote coordinated planning that addresses the need for cohesive design and high aesthetics standards for all projects in the park. Establish design criteria for parks projects in coordination with a parks council.
3. Mitigation: Establish mechanisms to reduce the negative aesthetics and environmental impacts associated with necessary park maintenance facilities and other activities, including airplane noise, car traffic, parking, fencing and other barriers to access. Establish standards for minimizing the aesthetic impacts and use of fencing. Promote these standards in all projects developed within the park.
4. Landscaping and Natural Features: Promote the creation of a landscape improvement and maintenance plan for the park. Maximize the use of trees, greenery, landscaping, and natural features in the planning and development of the park.
5. Scenic Vistas: Promote development scenarios which expand and preserve scenic vistas for all residents.
6. Community Stewardship: Establish mechanisms to promote community stewardship, including design and development scenarios that include components to facilitate and support stewardship by the community.
7. Public Art: Expand and pursue opportunities for public art in the development of the park.

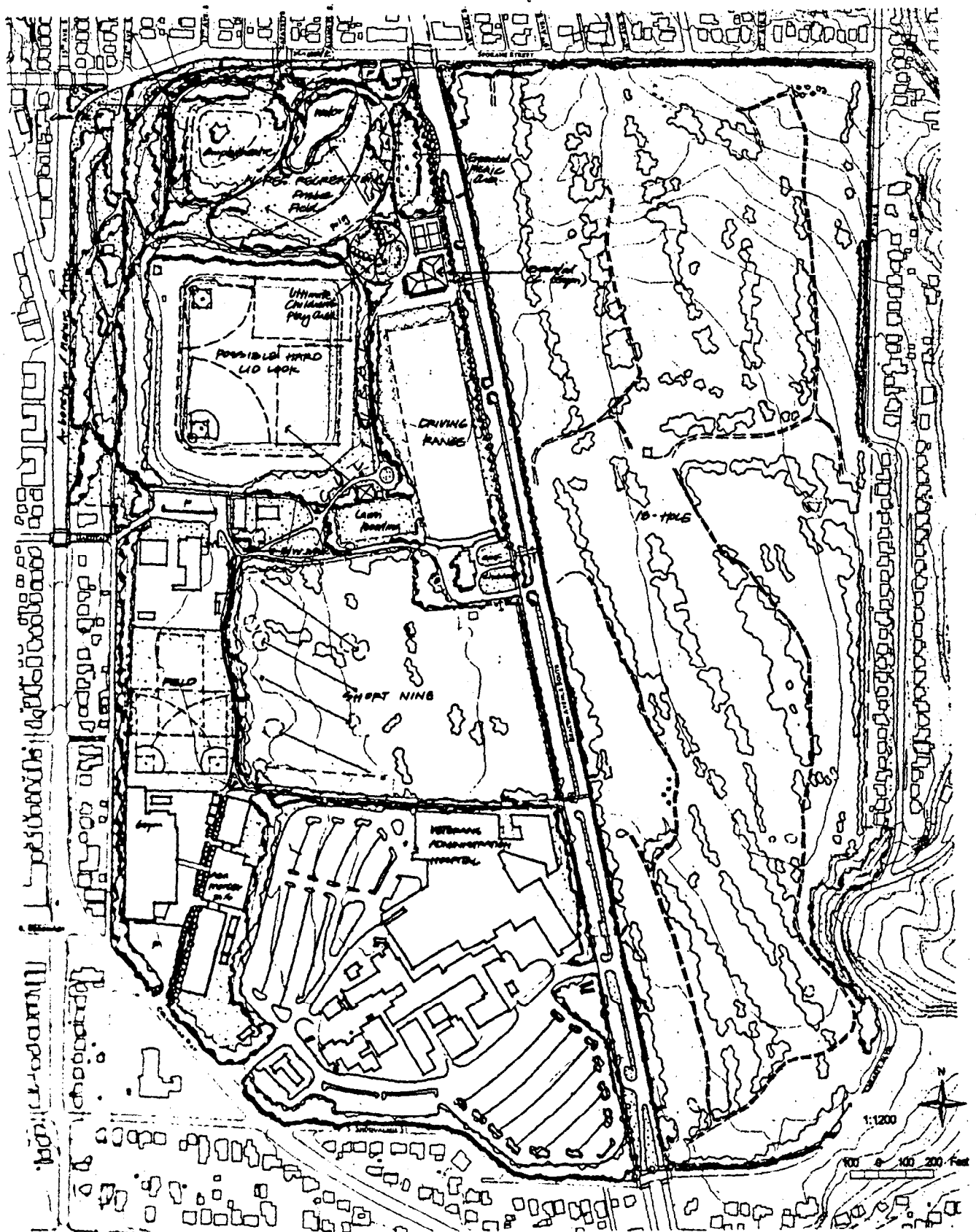
Goal: Expand, Improve and Diversify Financing opportunities for supporting recommended Jefferson Park improvements.

1. Establish a mechanism to measure and promote an equitable distribution of parks resources across City neighborhoods.
2. Recognizing that fee based regional facilities impose restrictions on the use of parks, promote an equitable distribution of fee based facilities among neighborhoods.
3. Promote the establishment of non-fee based facilities in the development of the park in order to arrive at a more equitable distribution of free open access facilities and fee-based facilities.
4. Establish a mechanism for ensuring that a portion of revenues generated from regional facilities in the park is dedicated to improvements in the park that benefit and serve the local Beacon Hill community.



JEFFERSON PARK CONCEPT PLAN
JEFFERSON PARK PLANNING COMMITTEE

. ACTIVE EDGE
MURASE ASSOCIATES
DENNIS TATE ASSOCIATES

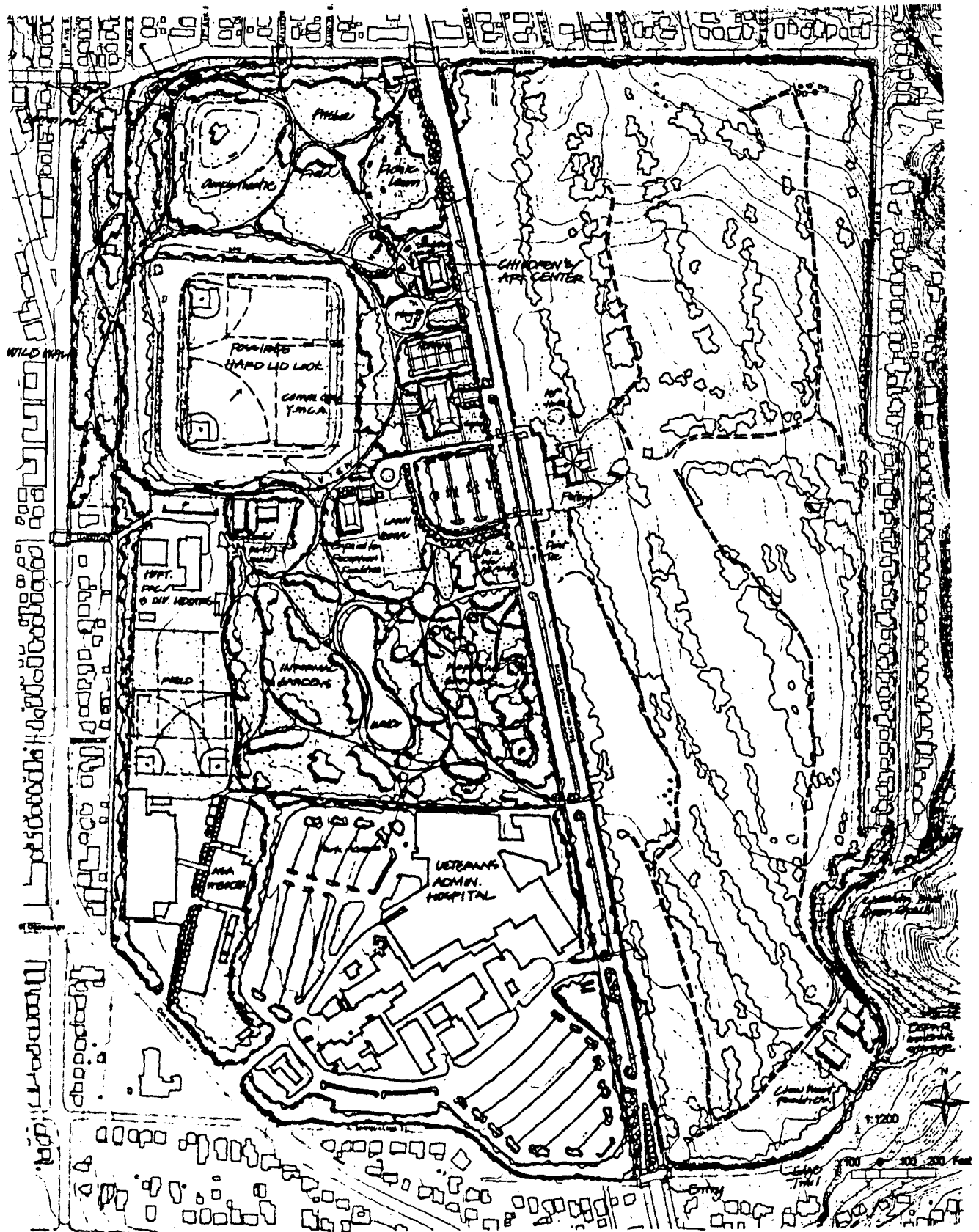


JEFFERSON PARK CONCEPT PLAN

JEFFERSON PARK PLANNING COMMITTEE

RIBBON OF GREEN

MURASE ASSOCIATES
DENNIS TATE ASSOCIATES



JEFFERSON PARK CONCEPT PLAN
JEFFERSON PARK PLANNING COMMITTEE

BLUE SKY
MURASE ASSOCIATES
DENNIS TATE ASSOCIATES

Design Plan for Jefferson Park: Active Edge Phases I and II

Design Alternatives

Three preliminary design scenarios have been developed for Jefferson Park as a part of our planning process. These three alternatives represent a spectrum of change from low, to moderate, to high levels of change. The preliminary plan options are a reflection of the diversity of opinions on the committee on how much change is needed in this park.

The design plans were presented to the community at the May 30th check-in event and attendees voted on their preferred plan option. Votes were tallied for two categories of voters. Beacon Hill residents and non-residents as distinguished by residential zip code. Over 400 people attended and voted at the check-in event.

The results of the vote were highly polarized between the desires of Beacon Hill residents and non-residents. Residents preferred a high level of change for the park, and non-residents voiced a preference for no change to the park. The majority of residents supported the "Blue Sky" option that removes the nine-hole golf course, the driving range and the golf clubhouse from the west side of the park and creates new open space, recreation facilities, an expanded community center, and other uses currently absent in the park. In the "Blue Sky" option, the 18-hole is retained on the eastside of the park and the first and 18th holes are altered to accommodate a new clubhouse, located at the completion point of the 18th hole. Non-residents showed a strong preference for status quo, no changes to the park design.

After the vote, a couple of informal meetings were held to find a compromise design option between the two polarized choices of status quo and the "Blue Sky" option. The Jefferson Park planning committee held two widely attended meetings of over two hours each to finalize the recommendations. The compromise options were discussed and all committee members spoke eloquently on their preferences.

The Active Edge Alternative Phase I and Phase II was selected as the compromise design proposal by a majority vote of members (18-3) of the Jefferson Park Planning Committee (JPPC) June 16, in order to accommodate strong and opposing interests of two groups: local community populations who support a broader selection of parks opportunities, and the legitimate interests of local and regional golf users. The three golf community stakeholders on the committee were opposed to this compromise option. An alternative minority opinion, reflecting the recommendations of these stakeholders, and supporting the Ribbon of Green design, is Included in the plan.

At the December 5th validation event, the Active Edge design was validated by the community with an approval rating of 70%. This was the highest level of support received for any of the five components (land use, transportation, library siting, open space and Jefferson Park) of our community plan. The alternative recommendation, Ribbon of Green design, did not receive majority vote approval at the validation event.

Active Edge Concept

Active Edge proposes development of unstructured and active recreation near the community center, including significant features to the south of the community center. The design provides for a full size play area; nearby picnic tables and areas for community celebrations and gatherings; access to spectacular views of the Olympic Mountains and downtown skyline; additional tennis courts; a multi-use, informal playing field large enough to accommodate soccer; expansion of the outdoor basketball court; the addition of a gym; and renovation and expansion of the community center.

Active Edge proposes significant changes for areas which currently host two large City operated water reservoirs. The goal is to renovate these areas for parks uses in coordination with the planned changes to the facilities. The large North reservoir will be decommissioned in the future and can host arboretum features, pedestrian paths, and other informal uses and environmental enhancements. The South reservoir will be recommissioned, and hopefully capped with a hard surface to accommodate active ballfields. Further planning for the eventual uses of these areas can be achieved through the recommended Jefferson Park Master Plan process.

Active Edge also includes short-term recommendations for improved pedestrian access and enhancement of view, landscaping, and aesthetic features in the period of time before the reservoirs are changed,

Active Edge proposes significant investments for the golf facilities most commonly used by youth, beginning players, and seniors: the driving range and short-nine course. In this design, the driving range is relocated south of the existing facility, where access to views is no longer a concern, and mature trees along Beacon Ave. hide the higher fencing needed to make this a safe facility. As a part of the reconstruction of the driving range, a new clubhouse facility is included at the south end of the range. The facility is modeled on the highly successful new Interbay facility, a 240-yard driving range.

Locating the facility as shown results in a smaller, tighter nine-hole, with no loss in total yardage. The existing course is sited on about 19 acres and the new proposed course is accommodated in 18 acres, for a reduction in size of one acre. Planned improvements to irrigation systems, drainage, and structure of the fairways and greens will make the new course a significant improvement over the existing facility.

Local golfers contacted by planning committee members have shown a positive interest in the redesign of the nine-hole. It is recommended that users play an active role in planning of the new facilities, perhaps through sponsorship of a "Redesign the Nine" contest. ✓

Finally, Active Edge calls for environmental enhancements and significant improvements to the aesthetic of the park, in all areas of the park, as well as improved pedestrian access around the perimeters and through the center of the west side of the park.

Key Short-term Recommendations for Jefferson Park

During the development of the design alternatives, the committee created a list of the highest priority key short-term recommendations for Jefferson Park. These recommendations were also presented at the May 30th community check-in and voted on by the community. The planning committee subsequently adopted the recommendations, and the order or priority of these recommendations, in accordance with the wishes of the community as expressed by the vote.

The Key Short-term Recommendations of the committee, in order of priority:

1. **Fund and implement a Master Plan for Jefferson Park.** This is the key recommendation from the 1994 North Beacon Hill Action Plan for Jefferson Park. This is the highest priority recommendation of the Jefferson Park Planning Committee.
2. **Close the Veteran's Administration Medical Center waste incinerator.** Awareness of this issue has emerged in the community this spring and summer. Community members are actively working with local health advocacy groups and the VA to implement this recommendation. The City should support this proposal which would eliminate the release of dioxins and other hazardous materials from this source. This recommendation is especially important given the close proximity of the release area to the uncovered City reservoir in Jefferson Park. This reservoir supplies drinking water to all of downtown Seattle and the Georgetown and South Park communities.
3. **Move fencing in the park to accommodate pedestrian paths.** (See the problem statement list of the fences that need to be moved in order to accommodate pedestrian access.) Immediate opportunities for making changes exist in two main areas: perimeter fences around the north and south reservoirs and the west edge of the fence around the 18-hole which is being moved to accommodate changes to the Beacon Ave. median. Other options and opportunities for moving fences need to be explored.
4. **Install pedestrian paths.** See recommended pedestrian improvements in the Active Edge Design Plan.
5. **Design and build a new children's play area.** See recommended playground changes in the Active Edge Design Plan.
6. **Provide a "Natural Area" along the west edge of the park.** See recommendations for Arboretum in the Active Edge Design Plan.
7. **Provide a Picnic Area and other Benches.** See recommendations for restoration of the Japanese Picnic Grounds and the addition of other gathering place amenities in the Active Edge Plan.
8. **Install Artwork** The Beacon Hill Culture Club is working with the Seattle Art Commission to make recommendations on art installations for the Beacon Ave. median. The community has also in the past made recommendations that banners be installed on the bird wire fences around the reservoir.
9. **Implement improvements to Mercer play field.** See recommendations for play field changes in the Active Edge Design Plan.

10. **Provide signs and gateways at entrance points to the park.** See recommendations for gateways and entrances in the Active Edge Design Plan.
11. **Install a track around Mercer Field.** Along with making improvement to the existing field, this is the highest priority for improving recreational and physical education opportunities for Asa Mercer Middle School.

Key Design Plan Recommendations for Jefferson Park

The planning committee nominated and approved key design features of the plan for recommendation. The key plan recommendations are:

1. The City should put a hard cap on the South reservoir in order to accommodate parks uses on the lid.
2. The City should move the perimeter fencing around both the North and South reservoirs as close as possible to the edge of the reservoirs to accommodate open space access and pedestrian trails around these view areas.
3. The City should use funding available to replace the fencing of the existing driving range to replace this facility at a new location, either at the proposed West Seattle location, or at the new location recommended in the Active Edge II design.
4. The City should use funding available for construction of a new crew facility to relocate the facility at the Cheasty entrance to the 18-hole golf course, as shown in some of the design alternatives.
5. The City should amend Seattle Municipal Code 25.05.675, Attachment I, to add Jefferson Park to the list of parks and public buildings with protected views.
6. The City should turn over construction, operations, and maintenance of the Jefferson Park golf facilities to a new operator at the nearest Juncture, with an emphasis on finding an operator who can quickly fund construction of the new golf facilities (driving range, clubhouse, nine-hole), is expected to generate revenues for the City which can be used to build local community Improvements in the park, will cooperate with the community in the implementation of the plan, values the development of a positive relationship with the community, and will improve the quality of play at the facilities